

ARTICLE VII. - PARKING, LOADING AND ACCESS DRIVES

DIVISION 2. - LIMITATIONS AND RESTRICTIONS ON PARKING AREAS

Sec. 37-338. - Parking in front yards.

Motor vehicle parking in required front yards shall only be permitted in accordance with the following regulations. All parking shall be upon an "approved surface" as defined in section 37-370 for single- and two-family residential uses and group quarters, and as defined in section 37-349 for all other uses.

- (a) In any SF1, SF2, IT-SF1, and IT-SF2 District, or for single- and two-family uses or uses that constitute group quarters in any MF2 or MF3 District, where it is not physically possible to provide the minimum number of motor vehicle parking spaces required in this article in side or rear yards, motor vehicle parking spaces required to meet that minimum requirement may be provided in the required front yard, on a driveway meeting all of the requirements for residential driveway design in Section 37-370 or any amendment thereto, except that no vehicle may park within five (5) feet of the front property line.
- (b) In any MF1, MF2, MF3, IT-NC, IT-MFD, and IT-MXD District, when a townhouse or rowhouse building is located on a street that is a cul-de-sac, then motor vehicle parking may be provided in the required front yard setback contiguous to the street, as long as said parking space is at least fifteen (15) feet from the townhouse or rowhouse. Two (2) parking spaces for each dwelling unit may be provided on the lot in the required front yard setback in this instance.

Parking spaces provided in this manner shall not be enclosed, covered, or otherwise obstructed. Any truck over three-quarter ($\frac{3}{4}$) ton capacity is not permitted to park in such spaces.

- (c) In any Commercial or Industrial District except the CB1, CB2, and CB3 Districts, motor vehicle parking spaces may be situated in a required front yard provided that the parking lot meets the design standards for parking lots in this Article.
- (d) In any district, when motor vehicle parking is permitted in the required front yard, or when no front yard is required, a parking lot which accommodates more than three (3) cars shall be set back from the property line and landscaped in accordance with section 37-355 of Article X, entitled "Landscaping and Screening."

~~(e) In an Urban Neighborhood District, parking in the required front yard shall be permitted in accordance with the requirements set forth in Tables VI-G and Table VI-H.~~

Sec. 37-342. - Parking facilities off-site—Permitted locations.

- (a) Parking facilities for residential uses, in any district except the CB1, CB2, and CB3 Central Business Districts ~~CB, Central Business District~~, must be provided on the same lot where the residential use is located.
- (b) A required parking facility that is otherwise permitted on a lot other than the lot where the principal use is located must also comply with the following requirements:
 - (1) It must be on a lot located in the same zoning district as the principal use, unless and except to the extent it is permitted on a lot in a different zoning district in Table VII-A of this Article.
 - (2) It must be on a lot that is within 600 feet of the lot where the principal use is located, except that if it is located within the SF1, Single-Family District, the SF2 Single-Family and Two-Family District, the IT-SF1 In-Town Single-Family District, or the IT-SF2 In-Town Single-Family and Two-Family District, it must be located on a lot that is immediately adjacent to the lot where the principal use is located.

- (c) If the principal use is, or becomes, a nonconforming use, expansion of the parking facility which is not located on the lot of the principal use is not permitted.
- (d) The distance specified herein and the distances specified in the District Use Regulations shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.
- (e) Accessory parking lots located within the IT-NC District must be provided on property adjacent to permitted uses within any district. Said accessory parking lots shall have vehicular access only through the property on which the associated use is located or through adjacent alleys between the accessory parking lots and the associated use.

Table VII-A

Zoning District of Use	Districts Within Which Off-Street Parking May Be Provided
I2	I2, I1
I1	I2, I1
CI	I2, I1, CI
CB1, CB2, & CB3	I2, I1, CI, CB1, CB2, CB3, CG
CG	I2, I1, CI, CB1, CB2, CB3, CG, CN
CN	I2, I1, CB1, CB2, CB3, CG, CN
CO	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO
MF3	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO, MF3, IT-MX, IT-MF, IT-NC
MF2	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO, MF3, MF2, IT-MX, IT-MF, IT-NC
MF1	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC
SF2 & SF1	Any District
IT-MX	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC
IT-MF	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC
IT-NC	I2, I1, CI, CB1, CB2, CB3, CG, CN, CO, MF3, MF2, MF1, IT-MX, IT-MF, IT-NC

IT-SF2 & IT-SF1	Any District
UN-R	UN-C, UN-AC, UN-R
UN-AC	UN-C, UN-AC
UN-C	UN-C
IOP	I1, I2, IBP, CI, CO, IOP
IBP	I1, I2, IBP, CI, CO, IOP

DIVISION 3. - PARKING DESIGN STANDARDS

Sec. 37-349. – Supplementary requirements for parking within the MFUniv, CB1, CB2, and CB3 Districts.

- (a) Parking provided for buildings within the MFUniv District is subject to the supplementary design requirements of Section 37-197.
- (b) Parking provided for buildings within the CB1, CB2, and CB3 Districts is subject to the supplementary design requirements of Section 37-198.

Sec. 37-~~350~~349. - Construction standards.

- (a) Any off-street motor vehicle parking lots and loading areas shall be graded and surfaced with bituminous concrete a thickness of at least three (3) inches over a base of at least four (4) inches of compacted stone or crushed rock; or Portland Cement concrete to a thickness of not less than five (5) inches or equivalent. Gravel multifamily and commercial parking lots shall be brought into conformance with this section within two (2) years of the adoption of the ordinance.
- (b) For head-in parking spaces, where the surface area is within six (6) feet of the property line, wheelstops of precast concrete or other manufactured material shall be placed two (2) feet from the end of the parking space. Wheelstops shall be at least four (4) inches, but no more than six (6) inches above the grade of the adjoining parking spaces.

Sec. 37-~~351~~350. - Dimensions for parking spaces.

Off-street parking spaces shall be designed in accordance with the minimum dimensions as indicated in Table VII-B of this article.

Sec. 37-~~352~~351. - Dimensions for parking modules.

Off-street parking lots shall meet the standards in Table VII-B of this article regarding minimum stall depth, aisle, and module widths. The number and location of handicap spaces shall comply with the Illinois Vehicle Code. Motor vehicle display lots are not required to park vehicles in accordance with these standards. Such display lots are required to meet all other applicable standards for parking lots.

Sec. 37-~~352~~³⁵³. - Additional provisions for long term spaces.

The long term stall width may be substituted for the standard stall width if the following conditions are met.

- (a) Long term spaces shall be specifically designated as employee, rental, valet, or overnight parking spaces.
- (b) Long term spaces shall be located in a separate parking lot from visitor or customer parking. Such lot shall be considered a separate lot if it has an individual access that is not shared by users of the visitor or customer parking lot, or if there is a shared access but the portion designated for long term spaces is separated by a barrier that limits access of visitors or customers.
- (c) Long term spaces shall only be permitted for the following uses:
 - (1) Bus/Train Station.
 - (2) Business/Professional Office.
 - (3) Elementary/High School.
 - (4) Wholesale/Warehouse.
 - (5) Industrial/Manufacturing.
 - (6) Exclusive valet parking.
- (d) No more than thirty (30) percent of required parking spaces may be designated as long term spaces.

Sec. 37-~~354~~³⁵³. - Additional provisions for handicap spaces.

All off-street parking lots shall provide handicapped parking spaces in conformance with the State of Illinois Vehicle Code and the Americans With Disabilities Act.

**Table VII-B
Parking Space Size**

Type	Width	Length
Standard	8'9"	18'6"
Parallel	8'6"	22'0"
Long Term	8'3"	18'6"
Handicap	16'0"	18'6"

Parking Module Dimensions

Angle (in degrees)	Space Width	Stall Depth	Aisle Width	Module Width (2 rows of parking)
45	8'9"	17'6"	14'0"	49'0"
60	8'9"	19'0"	16'0"	54'0"
75	8'9"	19'6"	18'6"	57'6"
90	8'9"	18'6"	23'0"	60'0"
Parallel	8'9"	22'0"	13'0"	30'0"

Notes:

Aisle widths are for one-way aisles except for 90° parking which must provide a two-way aisle.

All dimensions are the same for long term parking spaces except for space width.

Dimensions for compact car spaces are the same as this table except for space width and stall depth.

~~Secs. 37-354, Sec. 37-355.~~ - Reserved.

DIVISION 4. - REQUIRED NUMBER OF PARKING SPACES

Sec. 37-358. - Exemptions or reductions from required number of parking spaces.

(a) No off-street parking is required for any use within the MFUniv, CB1, CB2, and CB3 Districts.

~~(a) No off-street parking is required for any multifamily dwelling within the University District (as defined in Section 37-35).~~

(b) A reduction in parking for historic structures may be permitted in accordance with the provisions in Article IX, Historic Preservation.

~~(c) The following exemptions apply to properties in the Central Business (CB) zoning district:~~

~~(1) No off-street parking is required for any nonresidential use.~~

~~(2) No off-street parking shall be required for apartment units for which a building permit has been issued after June 20, 1990, in structures existing before June 20, 1990.~~

~~(3) In addition to any other applicable exemptions herein, the vehicular parking requirement for any residential uses in any building in the Campus Commercial Overlay District or the Midtown Commercial Overlay District shall be reduced by ten (10) parking spaces from the requirement~~

~~otherwise applicable to such residential uses in the Central Business District. Bicycle parking requirements otherwise applicable to said residential uses will still apply.~~

- (c) ~~(d)~~ Off-street parking facilities required for theaters and churches may be reduced or omitted provided that such uses are within six hundred (600) feet of a parking lot serving a business or industrial use which would make parking available during the peak hours of operation for the church or theater.
- (d) ~~(e)~~ In the case of dwelling units erected as housing for the elderly, the required off-street parking spaces for such dwelling units may be reduced to one space for every four (4) dwelling units.
- (e) ~~(f)~~ If enough land unimproved with any buildings or other permanent structures is retained on-site to meet the parking requirements for industrial uses described in Section 37-359.9, the actual number of parking spaces provided for such an industrial use may be reduced to 1.5 times the maximum number of employees on the largest shift for the industrial use. Written documentation verifying the maximum number of employees on the largest shift shall be submitted by an authorized agent of the owner of the industrial use to the planning director on a form provided by said planning director prior to the issuance of any building permit authorizing such a reduction in parking.
- (f) ~~(g)~~ There shall be no vehicular parking requirement for institutional, office, or eleemosynary student foundation uses in an area bound by the centerlines of Healey, Wright, and Fourth Streets, and Armory Avenue. The bicycle parking requirement shall be calculated based upon the vehicular parking that would otherwise be required.

Sec. 37-359. - Required number of parking spaces by use.

Off-street parking spaces shall be required in accordance with Table VII-C [sections 37-359.1 through 37-359.9], ~~except that properties within Urban Neighborhood Districts shall be required in accordance with Table VI-G and Table VI-H.~~

**Table VII-C
Required Number of Parking Spaces by Use**

Sec. 37-359.1. - Agricultural uses.

Use	Number of Spaces Required	Bicycle Parking Spaces Required*
Crop and Livestock Production	None	None
Grain Elevator	None	None
Greenhouse or Nursery	1 per 400 square feet of sales area	1 per 30 vehicle spaces

Sec. 37-359.2. - Residential and related uses.

Use	Number of Spaces Required	Bicycle Parking
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		Spaces Required*
Dormitory/Fraternity/Sorority	1 per 4 beds for residents	1 space for every 4 bedrooms
Single-Family and Duplex Dwelling	2 per dwelling unit	None
Townhouse or Rowhouse	2 per dwelling unit	1 per dwelling unit
<u>Multi-family Dwelling within the MFUniv and CB3 Districts</u>	<u>None</u>	<u>1 per 2 bedrooms</u>
<u>Multi-family Dwelling within the CB1 and CB2 Districts</u>	<u>None</u>	<u>1 per 4 bedrooms</u>
Multi-family Dwelling not within the <u>MFUniv, CB1, CB2, or CB3 Districts</u> University District	0.5 per bedroom, subject to applicable exemptions under §37-358	1 per 2 dwelling units
Multi-family Dwelling within the University District	None	1 per dwelling unit
Boarding/Rooming House	0.5 for each bedroom unit of 70 to 99 square feet 0.75 for each bedroom unit of 100 square feet and larger	1 per 10 rooms
Bed and Breakfast Inn	1 per living or sleeping unit	1 per 2 guest rooms
Bed and Breakfast Homestay and Breakfast use	2 per dwelling unit plus 1 for each bedroom for a Bed	None
Manufactured Housing	2 per dwelling unit	None

Community Living Facility	2 for each community living facility	1 per 2 rooms
Congregate Elderly Housing/Single Room Occupancy	1 for every 2 living units	1 per 2 rooms
*One bicycle loop as described in Section 37-377 provides two (2) bicycle parking spaces.		

DIVISION 5. - LOADING

Sec. 37-363. - Number of required loading spaces.

Except in the [CB1](#), [CB2](#), and [CB3](#) Districts, off-street loading spaces shall be required in accordance with Table VII-D.

**TABLE VII-D
REQUIRED SIZE AND NUMBER OF LOADING SPACES**

	Gross Floor Area (Square Feet)				
	Loading Space Size (feet)		At Which 1st Space	At Which 2nd Space	1 Space for Each Additional
Use	Width	Length	Required	Required	Sq. Ft. in Area
Funeral Home	10	25	10,000	100,000	100,000
Institutional (School, Hospital)	12	35	10,000	100,000	100,000
Commercial:					
Restaurant	12	60	5,000	25,000	25,000
Office	12	35	10,000	100,000	100,000
Retail first 50,000	12	35	10,000	25,000	25,000

Additional for retail	12	60	100,000	100,000	100,000
Other Commercial	12	35	10,000	25,000	100,000
Industrial < 9,999	12	35	5,000	N/A	N/A
Industrial 10,000+	12	60	10,000	40,000	100,000

Secs. 37-364, 37-365. - Reserved.

DIVISION 7. - BICYCLE PARKING STANDARDS

Sec. 37-376. - Required Bicycle Parking.

- (a) Required Bicycle Parking shall be provided in compliance with Table VII-C of this chapter.
- (b) Uses in the CB1, CB2, and CB3 Districts ~~Central Business Zoning District (CB)~~ shall not be required to provide bicycle parking for non-residential uses. However, if the non-residential use provides automobile parking, it shall be required to provide bicycle parking in compliance with Table VII-C of this chapter. ~~subject to the following exceptions:~~
 - ~~(1) If the use provides automobile parking, it shall be required to provide bicycle parking in compliance with Table VII-C of this chapter.~~
 - ~~(2) Multi-family dwellings within the Campus Commercial Overlay District are required to provide bicycle parking in compliance with Table VII-C of this chapter, regardless of the amount of automobile parking provided.~~